

## **COUNTY PROJECTS**

Each year, SCAG receives a large number of environmental and project documentation from local agencies within all six counties of the SCAG region. The following is a list of projects by county. The SCAG region includes Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura Counties.

### **IMPERIAL COUNTY**

Documentation was received on three projects from Imperial County. Of the total projects received, only one project was of regional significance. The number of total projects represents an overall proposed development potential for the following:

<b>COMMERCIAL</b>	<b>1,161,000 s.f.</b>
	75,000 s.f.
MIXED-USE	250 d/u

The following is a list of projects received from county and local agencies within Imperial County. The approximate location of each project listed below can be found on page 59, Imperial County Project Location Map.

#### **Commercial**

- Project Title: **El Centro Regional Shopping Center**  
City: El Centro  
Subregion: Imperial Valley  
Reg. Significant: **Yes**

The proposed project considers the development of a 920,000 square foot regional indoor shopping center mall. The proposed project will be developed on 160-acres of land adjacent to the southeastern City limits of the City of El Centro.

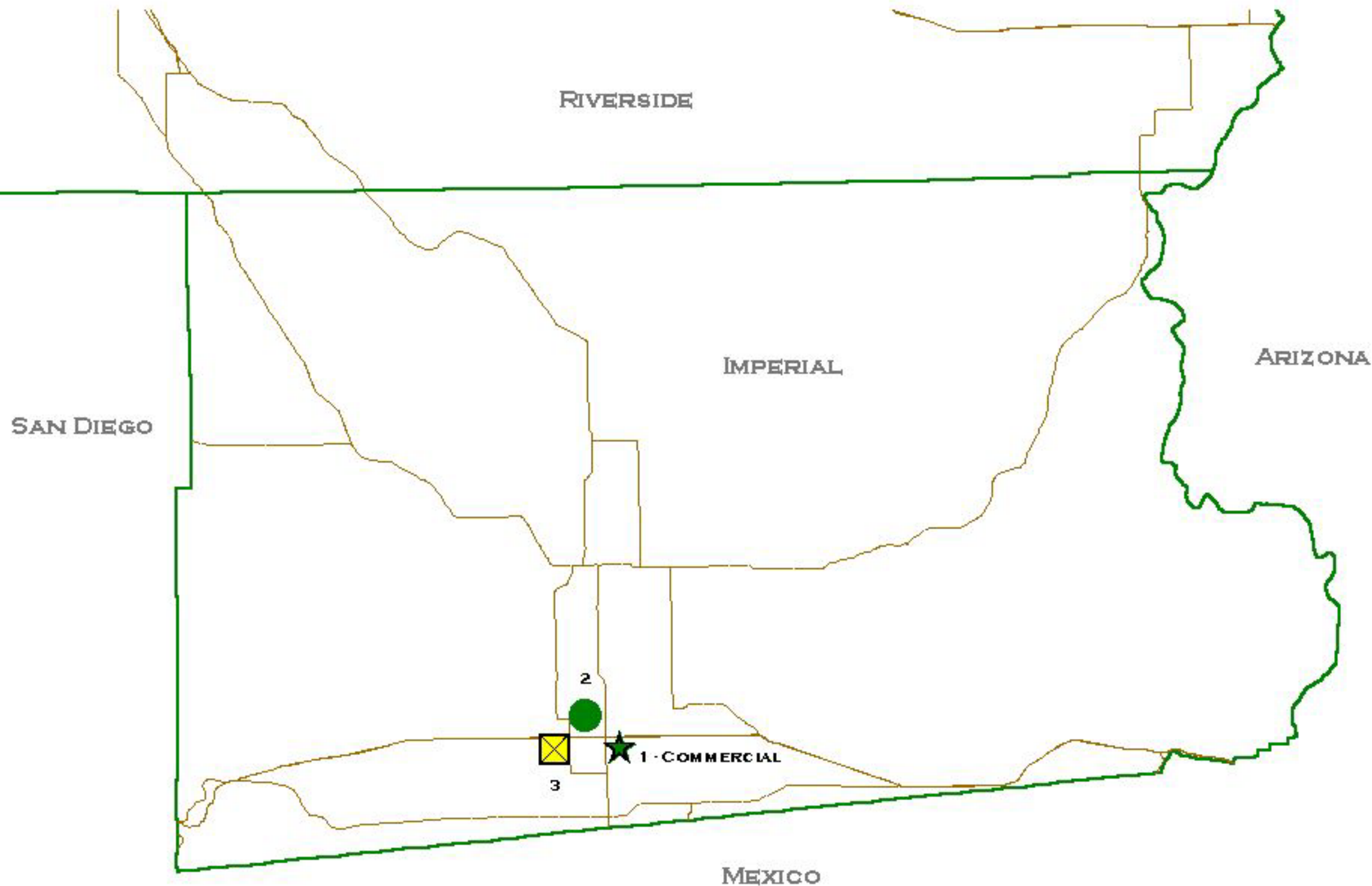
2. Project Title: **El Centro Town Center**  
City: El Centro  
Subregion: Imperial Valley  
Reg. Significant: No

The proposed project consists of a 241,000 square foot retail and sales service shopping center. The project is located east of Highway 86 and north of Bradshaw Road, just south of the northern boundary in the City of El Centro.

**Mixed-Use**

3. Project Title: **Wake Avenue Auto Park**  
City: El Centro  
Subregion: Imperial Valley  
Reg. Significant: No

The proposed project considers the development of a residential/commercial project. The project includes 75,000 square feet of commercial and auto related uses along with up to 250 residential units. The project area consists of approximately 47-acres and is located south of Interstate 8 in the City of El Centro.



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# IMPERIAL COUNTY PROJECT DEVELOPMENT LOCATIONS - 2002

- |                                                                                               |                                                                                                                                             |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
|  COMMERCIAL |  OFFICE                                                  |
|  INDUSTRIAL |  RESIDENTIAL                                             |
|  MIXED-USE  |  REGIONALLY SIGNIFICANT (COLOR DENOTES DEVELOPMENT TYPE) |



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**LOS ANGELES COUNTY**

Documentation was received on 49 projects from Los Angeles County. Of the total projects received, ten projects were of regional significance. The number of total projects represents an overall proposed development potential for the following:

<b>COMMERCIAL</b>	<b>1,356,205 s.f.</b>
<b>INDUSTRIAL</b>	<b>4,500,000 s.f.</b>
	7,722,423 s.f.
<b>MIXED-USE</b>	<b>12,358 d/u</b>
<b>OFFICE</b>	<b>188,889 s.f.</b>
<b>RESIDENTIAL</b>	5,075 d/u

The following is a list of projects received from county and local agencies within Los Angeles County. The approximate location of each project listed below can be found on page 69, Los Angeles County Project Location Map.

**Commercial**

1. Project Title: **The Citadel Expansion Project**  
City: Commerce  
Subregion: Gateway Cities  
Reg. Significant: No

The proposed project consists of a 253,150 square foot expansion, rehabilitation and improvement of an existing retail outlet center. The proposed project is located in the City of Commerce.

2. Project Title: **Commercial Building Development**  
City: South Pasadena  
Subregion: San Gabriel Valley  
Reg. Significant: No

The proposed project consists of a 6,641 square foot, one story commercial building, to be developed on .57-acre vacant lot.

The proposed project is located at 1318 Huntington Drive in the City of South Pasadena.

3. Project Title: **The Coliseum Center**  
 City: Los Angeles  
 Subregion: City of Los Angeles  
 Reg. Significant: No

The proposed project considers the development of a 63,590 square foot commercial retail center. The project is located at 3730 and 3740 Crenshaw Boulevard in the City of Los Angeles.

4. Project Title: **Commercial Building Development**  
 City: West Covina  
 Subregion: San Gabriel Valley  
 Reg. Significant: No

The proposed project considers the development of two commercial buildings. One building consists of a 7,593 square feet for a proposed restaurant; the other building consists of 3,931 square feet for a proposed bank. The project will be located at 200 and 220 South Vincent Avenue in the City of West Covina.

5. Project Title: **Costco Commercial Development**  
 City: San Dimas  
 Subregion: San Gabriel Valley  
 Reg. Significant: No

The proposed project consists of a 219,500 square foot retail center to be developed on approximately 23 acres. The proposed project will include a Costco warehouse/retail facility, fast-food restaurant; one quality restaurant; two small retail shops and two major retail shops. The project will be located at the southeast corner of Gladstone and Lone Hill Avenue in the City of San Dimas.

6. Project Title: **Los Angeles AFB Specific Plan**  
 City: El Segundo  
 Subregion: South Bay Cities  
 Reg. Significant: **Yes**

The proposed project will replace an existing office building complex with a 650,000 square foot commercial development. The project site is located approximately two miles east of downtown El Segundo and approximately one mile south of the Los Angeles International Airport.

7. Project Title: **CVS Drug Store**  
 City: Hawthorne  
 Subregion: South Bay Cities  
 Reg. Significant: No

The proposed project consists of a new 12,000 square foot drug store with a dual lane drive-thru pharmacy. The proposed project is located at 4774 West 142<sup>nd</sup> Street in the City of Hawthorne.

8. Project Title: **Home Depot Project**  
 City: Burbank  
 Subregion: Arroyo Verdugo Cities  
 Reg. Significant: No

The proposed project consists of a 139,800 square foot home improvement center with an outdoor garden area. The project is located near Allen Avenue in the City of Burbank.

#### Industrial

9. Project Title: **Gate-King Industrial Park**  
 City: Santa Clarita  
 Subregion: North Los Angeles  
 Reg. Significant: **Yes**

The proposed project considers the development of an industrial park on 584-acres. The project will include up to

4,500,000 square feet of industrial floor area. The project is located at San Fernando Road and Pine Street in the City of Santa Clarita.

### **Mixed-Use**

10. Project Title: **2000 Avenue of the Stars**  
 City: Los Angeles  
 Subregion: City of Los Angeles  
 Reg. Significant: Yes

The proposed project considers the demolition of an existing building, and construction of a 15-story, 779,000 square foot mixed-use office, commercial and cultural building. The proposed project is located at 2000 Avenue of the Stars in the City of Los Angeles.

11. Project Title: **East Colorado Boulevard Specific Plan**  
 City: Pasadena  
 Subregion: San Gabriel Valley  
 Reg. Significant: Yes

The proposed project considers the development of a Specific Plan for East Colorado Boulevard. The proposed project has a buildout potential of 750 new residential units along with 500,000 square feet of commercial space and 100,000 square feet of institutional development. The project is approximately three miles in length along Colorado Boulevard between Catalina Avenue and Sycamore Avenue, and parcels with frontage on North Allen Avenue between Colorado Boulevard and the 210 Freeway in the City of Pasadena

12. Project Title: **9<sup>th</sup> and Flower Project**  
 City: Los Angeles  
 Subregion: City of Los Angeles  
 Reg. Significant: Yes

The proposed project consists of approximately 116,700 square feet of new retail uses, including approximately 50,000 square

feet for a supermarket, along with 1,021 residential units. The proposed mixed-use development is proposed on three sites along 9<sup>th</sup> and Flower Streets in the City of Los Angeles.

13. Project Title: **Palazo Westwood**  
 City: Los Angeles  
 Subregion: City of Los Angeles  
 Reg. Significant: No

The proposed project considers the development of a mixed-use project in Westwood Village, which includes 350 residential units and approximately 115,000 square feet of ground floor retail space. The proposed project is located at 1020 Glendon Avenue in the City of Los Angeles.

14. Project Title: **Mixed-Use Development**  
 City: Los Angeles  
 Subregion: City of Los Angeles  
 Reg. Significant: No

The proposed project consists of a three-story retail/office building to be developed at 1301 South Main Street in the City of Los Angeles. The project would consist of approximately 30,895 square feet of building area.

15. Project Title: **Grand and Venice Housing**  
 City: Los Angeles  
 Subregion: City of Los Angeles  
 Reg. Significant: No

The proposed project considers the development of 62 units of affordable housing along with a mix of institutional and office space. The project will include a childcare facility. The project will be developed on a one-acre site located at 1500 South Grand Avenue in the City of Los Angeles.

16. Project Title: **Mixed-Use Development**  
 County: Los Angeles County  
 Subregion: North Los Angeles  
 Reg. Significant: No

The proposed project considers the development of 150,000 square feet of a mix of commercial and industrial uses within seven buildings. The project site is approximately 21.5 acres and is located at 14320 Soledad Canyon Road in Canyon Country.

17. Project Title: **Corbin and Nordhoff Development**  
 City: Los Angeles  
 Subregion: City of Los Angeles  
 Reg. Significant: Yes

The proposed project considers four mixed-use development scenarios to provide up to 736 residential units, including 336 senior housing units, and approximately 1,516,000 square feet of a mix of commercial and office space. The project will also provide for a 100-bed nursing home and 50 assisted living units. The project site consists of 44-acres and is located at 19601 Nordhoff Street in the City of Los Angeles.

18. Project Title: **Teramichi Seniors Project**  
 City: Los Angeles  
 Subregion: City of Los Angeles  
 Reg. Significant: No

The proposed project consists of a mix of commercial and residential space. The project includes 127 residential units for senior citizens and 6,600 square feet of commercial/retail space. The project site consists of 1.6-acres and is located at the northwest intersection of San Pedro Street and 3<sup>rd</sup> Street in the City of Los Angeles.

19. Project Title: **Marlton Square Project**  
 City: Los Angeles  
 Subregion: City of Los Angeles  
 Reg. Significant: No

The proposed project considers the development of residential/commercial project at a former shopping center. The project consists of 140 single-family units, 180 senior units along with 180,000 square feet of retail space. The proposed project is located at Marlton Drive and Santa Rosalia Drive in the City of Los Angeles.

20. Project Title: **Multi-Story Commercial Development**  
 City: San Gabriel  
 Subregion: San Gabriel Valley  
 Reg. Significant: No

The proposed project considers the development of a mixed-use commercial/office, multi-story building. The total square footage of the building will be 124,418 square feet. The proposed project site is 2.2 acres in size and is located at West Valley Boulevard and West Bencamp Street in the City of San Gabriel.

21. Project Title: **Las Lomas Project**  
 City: Los Angeles  
 Subregion: North Los Angeles  
 Reg. Significant: **Yes**

The proposed project considers an annexation and the development of 5,800 dwelling units along with 2,975,000 square feet of a mix of office/research and development, commercial and community facilities. The project will also include a 300-room hotel, open space, and a trolley to serve the project area and connect to a Metrolink Rail Station. The project site is 555-acres and is located at 23500 The Old Road in the County of Los Angeles.



22. Project Title: **212 Marine Street Mixed-Use Project**  
 City: Santa Monica  
 Subregion: Westside Cities  
 Reg. Significant: No

The proposed project consists of a four story mixed-use building located at the southeast corner of Main and Marine Streets. The project will include 24 residential units and a total of 35,000 of commercial and office space. The proposed project is located in the City of Santa Monica.

23. Project Title: **Foothill Center Project**  
 City: Azusa  
 Subregion: San Gabriel Valley  
 Reg. Significant: No

The proposed project considers the development of a mixed-use commercial and residential project. The project will consist of 230 residential units including town homes and garden apartments. The project will also include approximately 175,000 square feet of commercial space. The project is located in the City of Azusa.

24. Project Title: **1540 Second Street Mixed-Use Project**  
 City: Santa Monica  
 Subregion: Westside Cities  
 Reg. Significant: No

The proposed project considers the development of a three-story building with a mix of retail and office uses. Specifically the project will consist of 41,917 square feet of office uses along with a 4,325 square foot fast food facility and 6,721 square feet of retail space. The total square footage of the project is 68,810 square feet. The project is located at 1540 Second Street in the City of Santa Monica.

25. Project Title: **Glendale Town Center**  
 City: Glendale  
 Subregion: Arroyo Verdugo Cities  
 Reg. Significant: No

The proposed project consists of a mix of approximately 475,000 square feet of retail and commercial uses along with 338 residential units. The project is located in the City of Glendale.

26. Project Title: **The Village at Playa Vista**  
 City: Los Angeles  
 Subregion: City of Los Angeles  
 Reg. Significant: Yes

The proposed project considers the development of a 163-acres site with approximately 102-acres for development and approximately 61-acres of passive open space. The project includes a mix of residential, office, commercial and community serving uses. Specifically the project will develop 2,600 residential units with approximately 365,000 square feet of commercial, office and community serving uses. The project is located in West Los Angeles

### Office

27. Project Title: **200 Burchett Street Office Project**  
 City: Glendale  
 Subregion: Arroyo Verdugo Cities  
 Reg. Significant: No

The proposed project consists of the demolition of an existing building and the development of an eight-story office building totaling 188,889 square feet of floor area. The project will be developed on approximately .90-acres. The project is located at 200 Burchett Street in the City of Glendale.

**Residential**

28. Project Title: **Sand Canyon Joint Venture**  
 City: Santa Clarita  
 Subregion: North Los Angeles  
 Reg. Significant: No

The proposed project considers a subdivision and lot approval and development of approximately 87 single-family units. The project consists of 39-acres and will include open space and commercial facilities. The proposed project is located in the City of Santa Clarita.

29. Project Title: **Homeplace Retirement Community**  
 City: Los Angeles  
 Subregion: City of Los Angeles  
 Reg. Significant: No

The proposed project considers the development of a senior housing center consisting of 240 senior housing units, configured in six, four-story buildings. The project also includes assisted living quarters, skilled nursing rooms and administrative facilities.

30. Project Title: **Duarte Affordable Housing**  
 City: Duarte  
 Subregion: San Gabriel Valley  
 Reg. Significant: No

The proposed project consists of an 80-unit affordable housing community for low-income seniors. The project will be developed using funding from the Elderly Capital Grant Program. The project will be developed in the City of Duarte.

31. Project Title: **Palisades Landmark Condo Project**  
 City: Los Angeles  
 Subregion: City of Los Angeles  
 Reg. Significant: No

The proposed project consists of an 80-unit affordable housing community for low-income seniors. The project will be developed using funding from the Elderly Capital Grant Program. The project will be developed in the City of Desert Hot Springs.

32. Project Title: **Sierra Madre Senior Housing**  
 City: Sierra Madre  
 Subregion: San Gabriel Valley  
 Reg. Significant: No

The proposed project consists of a 46-unit senior housing project and a six-unit multi-family housing development in the City of Sierra Madre. The project site, which encompasses 1.4-acres of land, is located on the southside of Esperanza Avenue between Hermosa Avenue and Baldwin Avenue.

33. Project Title: **Morningside Park Senior Villas**  
 City: Inglewood  
 Subregion: South Bay Cities  
 Reg. Significant: No

The proposed project considers the development of up to 60 low-income units for seniors. The project will be developed in the City of Inglewood.

34. Project Title: **San Pedro Senior Apartments**  
 City: San Pedro  
 Subregion: City of Los Angeles  
 Reg. Significant: No

The proposed project consists of a 124-unit affordable housing community for low-income seniors. The project will be developed using funding from HUD Section 202 Program. The project will be developed in the City of Los Angeles.

35. Project Title: **200 Beaver Court Senior Apartments**  
 City: Pomona  
 Subregion: San Gabriel Valley  
 Reg. Significant: No

The proposed project consists of a 80-unit supportive housing community for the elderly. The project will be developed using funding from the HUD Section 202 Program. The project will be developed in the City of Pomona.

36. Project Title: **Encore Hall Senior Project**  
 City: Los Angeles  
 Subregion: City of Los Angeles  
 Reg. Significant: No

The proposed project considers the development of a 106 unit senior apartment building. The project is located at 1623 Vine Street in the City of Los Angeles.

37. Project Title: **Monrovia Nursery Specific Plan**  
 City / County: Azusa / Los Angeles  
 Subregion: San Gabriel Valley  
 Reg. Significant: **Yes**

The proposed project considers the development of up to 1,575 dwelling units along with commercial uses and open space. The project will be developed on approximately 500-acres among three planning areas. The project is located in the City of Azusa.

38. Project Title: **Deerlake Ranch**  
 City / County: Los Angeles County  
 Subregion: North Los Angeles  
 Reg. Significant: No

The proposed project considers the development of 484 single-family residential units on approximately 230-acres. The proposed project is located within the northwestern San

Fernando Valley area of unincorporated Los Angeles County, adjacent to the City of Los Angeles.

39. Project Title: **Comstock Homes**  
 City: West Covina  
 Subregion: San Gabriel Valley  
 Reg. Significant: No

The proposed project consists of 46-single-family residential units on approximately nine acres. The project is located north of Holt Avenue and west of Grand Avenue in the City of West Covina.

40. Project Title: **Residential Development – TT53698**  
 City: West Covina  
 Subregion: San Gabriel Valley  
 Reg. Significant: No

The proposed project consists of an 8-unit condominium development on .8-acres. The project is located south of the Interstate 10 Freeway and west of Holt Avenue in the City of West Covina.

41. Project Title: **Residential Development**  
 City: Hawthorne  
 Subregion: South Bay Cities  
 Reg. Significant: No

The proposed project consists of 12 single-family residential units on a 50,000 square foot lot. The project is located at 4849 W. 11<sup>th</sup> Street in the City of Hawthorne.

42. Project Title: **Attalla Ranch Residential Development**  
 City: Duarte  
 Subregion: San Gabriel Valley  
 Reg. Significant: No

The proposed project considers the development of 22 single-family homes on approximately 33-acres. The project is located

at the northerly terminus of Sunnydale Drive and Woodbuff Avenue in the City of Duarte.

43. Project Title: **Alondra/Frailey Senior Housing Project**  
 City: Compton  
 Subregion: Gateway Cities  
 Reg. Significant: No

The proposed project consists of a 59-unit multi-family housing development. The project site is approximately 2.2-acres and is located in the City of Compton.

44. Project Title: **Canyon Hill Project**  
 City: Los Angeles  
 Subregion: City of Los Angeles  
 Reg. Significant: No

The proposed project consists of 280 single-family residential units on 887-acres. The project also includes 641-acres of open space. The project site is located at 8000 West La Tuna Canyon Road in the City of Los Angeles

45. Project Title: **Senior Rental Housing**  
 City: Glendale  
 Subregion: Arroyo Verdugo  
 Reg. Significant: No

The proposed project consists of a 52-unit affordable housing community for low-income seniors. The project will be developed using funding from the Federal Home Funds Program. The project will be developed at 412-422 East Harvard Street in the City of Glendale.

46. Project Title: **Riverpark (Panhandle)**  
 City: Santa Clarita  
 Subregion: North Los Angeles  
 Reg. Significant: **Yes**

The proposed project consists of 590 apartments, 84 townhouses and 478 single-family residential units for a total of

1,152 dwelling units. The project encompasses 664-acres and is located east of Bouquet Canyon, north of Soledad Canyon Road in the City of Santa Clarita.

47. Project Title: **Westview Estates**  
 City / County: Lancaster / Los Angeles  
 Subregion: North Los Angeles  
 Reg. Significant: No

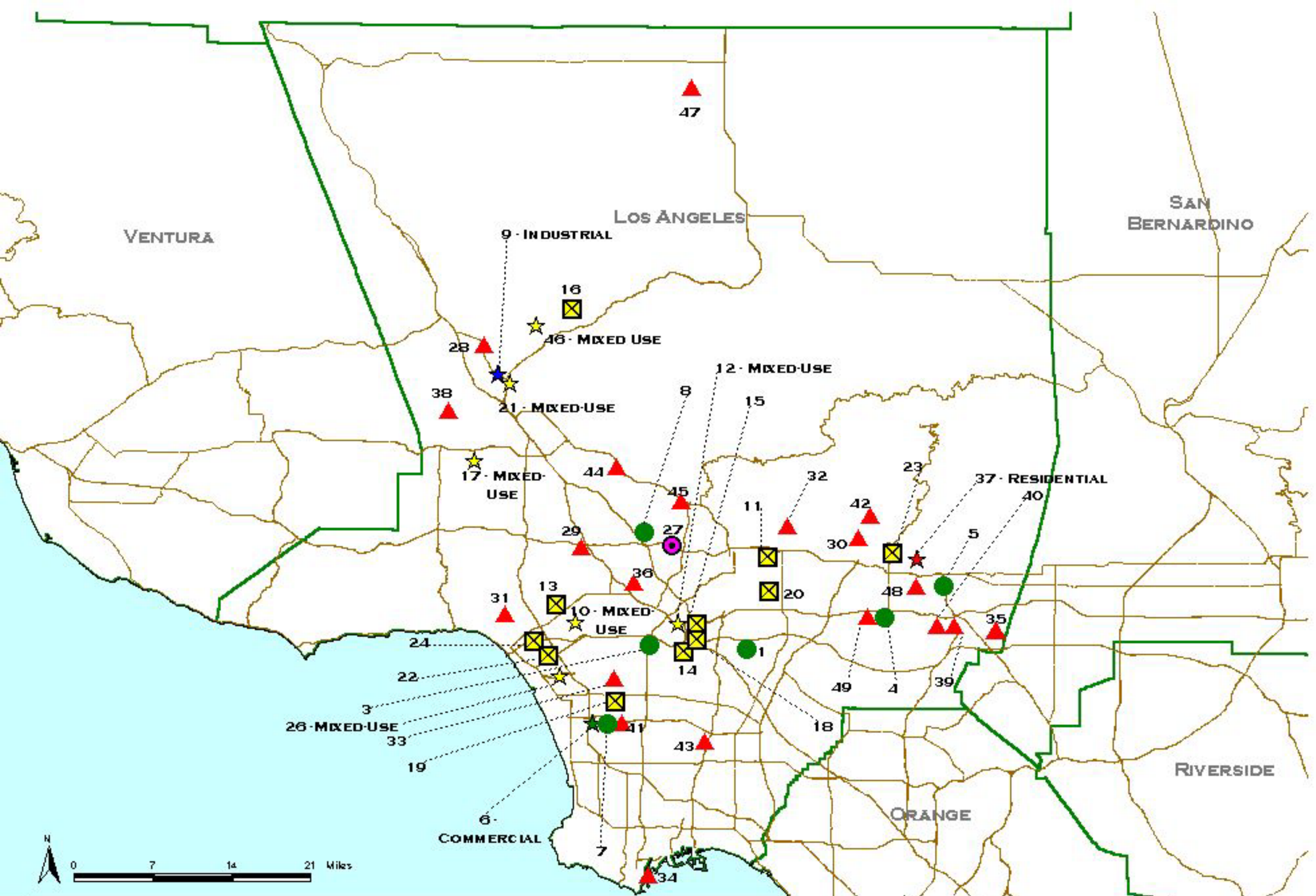
The proposed project considers the development of a gated community consisting of 425 single-family residential units with two parks. The project is located in the City of Lancaster.

48. Project Title: **Condominium Development**  
 City / County: Covina / Los Angeles  
 Subregion: San Gabriel Valley  
 Reg. Significant: No

The proposed project consists of a 4-unit condominium project. The project is located at 534 North Lark Ellen Avenue in the City of Covina.

49. Project Title: **Residential Development**  
 City / County: West Covina / Los Angeles  
 Subregion: San Gabriel Valley  
 Reg. Significant: No

The proposed project consists of a proposal to subdivide approximately 13-acres for the construction of 39 single-family residential units and three duplex units, for a total of 45 residential units. The project is located in the City of West Covina.



## LOS ANGELES COUNTY PROJECT DEVELOPMENT LOCATIONS - 2002

- COMMERCIAL
- INDUSTRIAL
- ⊠ MIXED-USE
- ⦿ OFFICE
- ▲ RESIDENTIAL
- ☆ REGIONALLY SIGNIFICANT (COLOR DENOTES DEVELOPMENT TYPE)



SOUTHERN CALIFORNIA  
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**ORANGE COUNTY**

Documentation was received on 15 projects from Orange County. Of the total projects received, one project was of regional significance. The number of total projects represents an overall proposed development potential for the following:

COMMERCIAL	149,705 s.f.
INDUSTRIAL	304,000 s.f.
MIXED-USE	966,480 s.f. 228 d/u
OFFICE	80,203 s.f.
RESIDENTIAL	1,111 d/u

The following is a list of projects received from county and local agencies within Orange County. The approximate location of each project listed below can be found on page 75, Orange County Project Location Map.

**Commercial**

1. Project Title: **Costco La Habra Project**  
City: La Habra  
Subregion: Orange County  
Reg. Significant: No

The proposed project considers the development of a 149,705 square foot retail/warehouse facility. The project will be developed on 14.49-acres at the northwest corner of Beach Boulevard and La Habra Boulevard in the City of La Habra.

### **Industrial**

2. Project Title: **Pres Corporate Center Industrial Park**  
 City / County: Santa Ana / Orange  
 Subregion: Orange County  
 Reg. Significant: No

The proposed project consists of a 304,000 square foot industrial park. The proposed project is located at 1601 East St. Andrew in the City of Santa Ana.

### **Mixed-Use**

3. Project Title: **Boeing Headquarters Site**  
 City / County: Seal Beach / Orange  
 Subregion: Orange County  
 Reg. Significant: **Yes**

The proposed project consists of approximately 902,800 square feet of light industrial, office and retail uses. The proposed project will also include a 120-room hotel. The project is located in the City of Seal Beach.

4. Project Title: **Big T Development Project**  
 City / County: Buena Park / Orange  
 Subregion: Orange County  
 Reg. Significant: No

The proposed project considers the development of 60 single-family residences, 160 multi-family dwelling units along with 63680 square feet of commercial/retail space. The project area is approximately 24-acres and is located at 5151 Beach Boulevard in the City of Buena Park.

### **Office**

5. Project Title: **Roosmoor Center Renovation Project**  
 City / County: Seal Beach / Orange  
 Subregion: Orange County  
 Reg. Significant: No

The proposed project considers the demolition of four existing buildings and the construction of two new office buildings consisting of a total of 22,203 square feet. The proposed project is located in the City of Seal Beach.

6. Project Title: **Serra Plaza**  
 City / County: San Juan Capistrano / Orange  
 Subregion: Orange County  
 Reg. Significant: No

The proposed project considers the development of two two-story office buildings and surface parking to complete development of a 5.2-acre property. The new office buildings will comprise approximately 58,000 square feet of building area. The proposed project is located in the City of San Juan Capistrano.

### **Residential**

7. Project Title: **Residential Development – TT16047**  
 City / County: Brea / Orange  
 Subregion: Orange County  
 Reg. Significant: No

The proposed project includes a subdivision and lot development for approximately 55-single family units. The project consists of 13.4-acres, and is located at south of Tonner Canyon in the City of Brea.



8. Project Title: **Saddleback Meadows**  
 City / County: Orange County  
 Subregion: Orange County  
 Reg. Significant: No

The proposed project considers the phased development of 299 single-family residential units. The project is located on a 229.2-acres site, near the easterly side of El Toro Road, south of the intersection of Santiago Canyon Road / El Toro and Live Oak Canyon Road, in east central unincorporated Orange County.

9. Project Title: **Armstrong Ranch Development**  
 City / County: Santa Ana / Orange  
 Subregion: Orange County  
 Reg. Significant: No

The proposed project considers the development of 156 single-family residential units. The project site consists of approximately 47-acres and is located between MacArthur Boulevard and Alton Boulevard, west of Bear Street in the City of Santa Ana.

10. Project Title: **Plaza Residences**  
 City / County: Costa Mesa / Orange  
 Subregion: Orange County  
 Reg. Significant: No

The proposed project consists of 161 single-family attached dwelling units on 7.43-acres. The project site is located south of Bernard Street and north of 19<sup>th</sup> Street between Harbor Boulevard and Newport Boulevard in the City of Costa Mesa.

11. Project Title: **Canyon Crest**  
 City / County: Brea / Orange  
 Subregion: Orange County  
 Reg. Significant: No

The proposed project considers the development of 250 single-family residential units on approximately 368-acres. The

project, with 67% of the project site devoted to open space, is located in the northeastern portion of Carbon Canyon within the City of Brea.

12. Project Title: **Silverado Canyon Ranch**  
 City / County: Orange County  
 Subregion: Orange County  
 Reg. Significant: No

The proposed project considers the development of a subdivision for the construction of 12 residential estates on approximately 69-acres. The project is located north of Silverado Canyon Road between Coal Crossing and Ladd Canyon Road in Silverado Canyon, Orange County.

13. Project Title: **Bonanni Properties**  
 City / County: La Habra / Orange  
 Subregion: Orange County  
 Reg. Significant: No

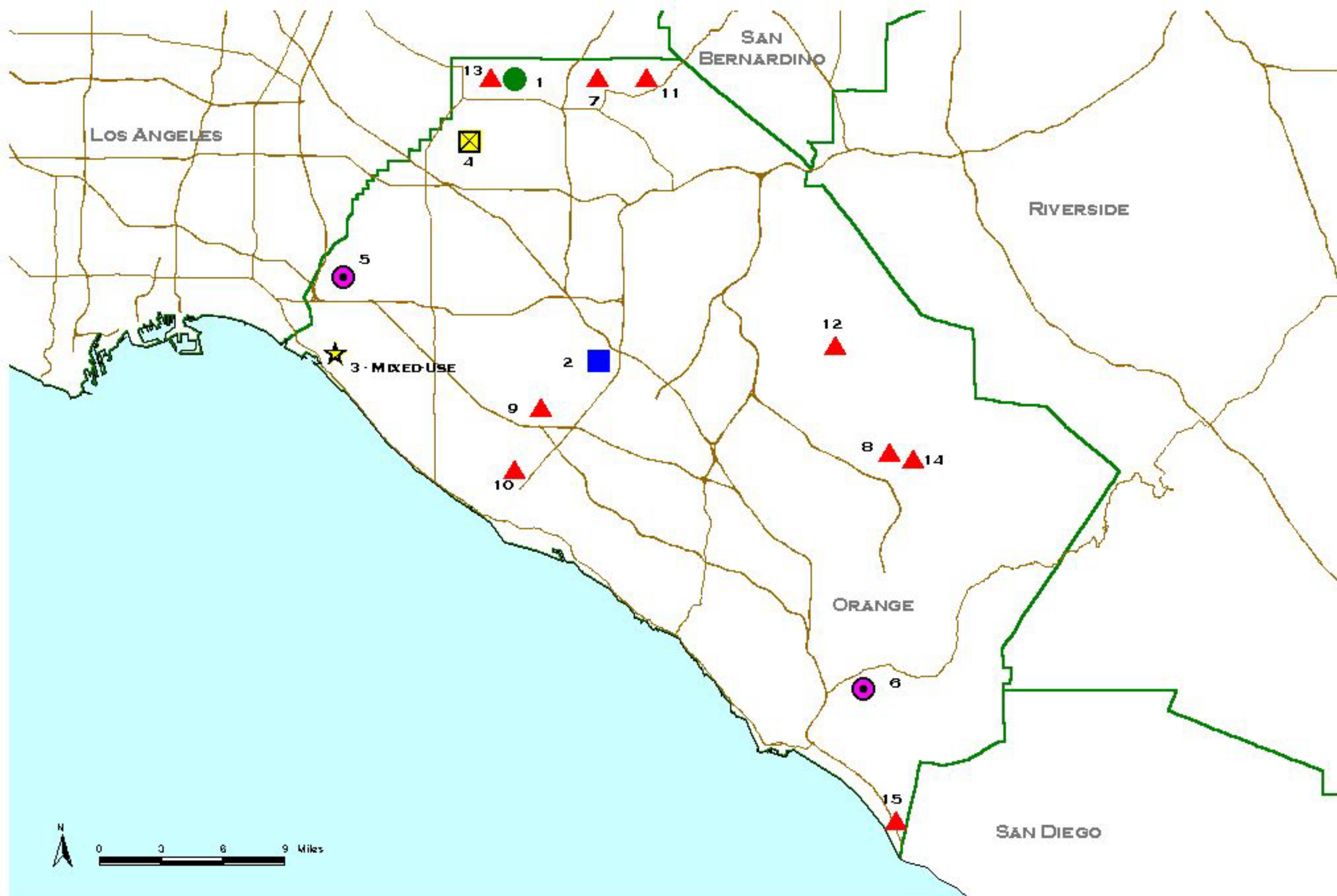
The proposed project consists of an 8-unit townhouse residential development. The project would entail two buildings with four units in each. The project site is approximately .50-acres and is located north of Hilandale Avenue, between Eunice Circle and Idaho Street in the City of La Habra.

14. Project Title: **Saddle Creek / Saddle Crest**  
 City / County: Orange County  
 Subregion: Orange County  
 Reg. Significant: No

The proposed project considers the development of 162 single-family residential units. The project site is approximately 600-acres, with 70% of the site devoted to open space. The project is located at Santiago Canyon Road and Live Oak Canyon Road in Orange County.

15. Project Title:       **Sea Cliff Condominiums**  
City / County:       San Juan Capistrano / Orange  
Subregion:       Orange County  
Reg. Significant:   No

The proposed project considers the development of a 8-unit condominium facility in a single story building. The project is located at 404 Pasadena Court in the City of San Clemente.



### ORANGE COUNTY PROJECT DEVELOPMENT LOCATIONS - 2002

- |                                                                                    |            |                                                                                     |                                                 |
|------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-------------------------------------------------|
|  | COMMERCIAL |  | OFFICE                                          |
|  | INDUSTRIAL |  | RESIDENTIAL                                     |
|  | MIXED-USE  |  | REGIONALLY SIGNIFICANT (COLOR DENOTES LAND USE) |



SOUTHERN CALIFORNIA  
ASSOCIATION of GOVERNMENTS





**RIVERSIDE COUNTY**

Documentation was received on 25 projects from Riverside County. Of the total projects received, nine projects are of regional significance. The number of total projects represents an overall proposed development potential for the following:

COMMERCIAL	221,000 s.f.
INDUSTRIAL	644,299 s.f.
<b>MIXED-USE</b>	<b>12,276,580 s.f.</b> 350 d/u
<b>RESIDENTIAL</b>	<b>11,523 d/u</b>

The following is a list of projects received from Riverside County. The approximate location of each project listed below can be found on page 83, Riverside County Project Location Map.

**Commercial**

1. Project Title: **Beaumont Retail Partners Specific Plan**  
City / County: Beaumont / San Bernardino  
Subregion: San Bernardino  
Reg. Significant: No

The proposed project considers the development of a 221,000 square foot retail/commercial center, incorporating a major anchor tenant and associated gas station, supporting infrastructure and ancillary retail facilities. The proposed project will be developed on East Second Street in the City of Beaumont.

### **Industrial**

2. Project Title: **Union Pacific RR Auto Transfer Facility**  
 City / County: Riverside County  
 Subregion: Western Riverside  
 Reg. Significant: No

The proposed project consists of a automobile transloading facility for 5,000 automobiles and a 12,498 square foot industrial building. The proposed project will be developed on 73-acres, and is located at the northeast corner of Galena Street and Etiwanda Avenue in unincorporated Riverside County.

3. Project Title: **Industrial Development Project**  
 City / County: Riverside County  
 Subregion: Western Riverside  
 Reg. Significant: No

The proposed project considers the development of two warehouse distribution facilities totaling 631,801 square feet of building area. The proposed project site is 31.5 acres and is located near Etiwanda Avenue in unincorporated Riverside County.

### **Mixed-Use**

4. Project Title: **The Ranch**  
 City / County: La Quinta / Riverside  
 Subregion: Coachella Valley  
 Reg. Significant: No

The proposed project considers the development of 300 condominium units along with 25,000 square feet of ancillary commercial space and a 10,000 square foot conference center. The project will also include a 250-room hotel and public golf courses. The project is located at the southwest corner of Jefferson Street and Avenue 52, on 707-acres, in the City of La Quinta.

5. Project Title: **March Business Center Specific Plan**  
 City / County: Riverside County  
 Subregion: Western Riverside  
 Reg. Significant: **Yes**

The proposed project considers the development of a mixed-use industrial/business park. The project will include mix of up to 12,218,580 square feet of industrial, office, commercial and a transportation center. The project is proposed to be developed over a twenty-year period. The project site is situated west of the I-215 Freeway and south of Alessandro Boulevard on approximately 1,285-acres of land that was formerly part of the March Air Force Base in Riverside County.

6. Project Title: **The Marketplace at Main Street**  
 City / County: Corona / Riverside  
 Subregion: Western Riverside  
 Reg. Significant: No

The proposed project consists of a mix of residential and commercial uses. The project includes 49 single-family units and approximately 23,000 square feet of commercial space. The project site occupies approximately 21.26-acres at the northwest corners or portions of Main Street and Ontario Avenue in the City of Corona.

### **Residential**

7. Project Title: **Crest Gold Club & Residential Village**  
 City / County: Palm Springs / Riverside  
 Subregion: Western Riverside  
 Reg. Significant: No

The proposed project consists of approximately 60 residential units and a private 18-hole championship golf course and associated facilities on lands totaling 703-acres. The project is located west of State Highway 74 and the Palm Valley Stormwater Channel in the City of Palm Springs and its Sphere-of-influence.

8. Project Title: **Residential Development**  
 City / County: Palm Springs / Riverside County  
 Subregion: Western Riverside  
 Reg. Significant: No

The proposed project consists of a planned unit development for 67 residential units. The project will be developed on approximately 30-acres in the City of Palm Springs.

9. Project Title: **Desert Hot Springs Senior Housing**  
 City / County: Desert Hot Springs / Riverside  
 Subregion: Coachella Valley  
 Reg. Significant: No

The proposed project consists of an 80-unit affordable housing community for low-income seniors. The project will be developed using funding from the Elderly Capital Grant Program. The project will be developed in the City of Desert Hot Springs.

10. Project Title: **Corona Senior Affordable Housing**  
 City / County: Corona / Riverside  
 Subregion: Western Riverside  
 Reg. Significant: No

The proposed project consists of an 40-unit affordable housing community for low-income seniors. The project will be developed using funding from the Elderly Capital Grant Program. The project will be developed in the City of Corona.

11. Project Title: **Supportive Housing for the Elderly**  
 City / County: Hemet / Riverside  
 Subregion: Western Riverside  
 Reg. Significant: No

The proposed project consists of an 75-unit affordable housing community for low-income seniors. The project will be developed using funding from the Section 202 Capital Advance Program. The project will be developed in the City of Hemet.

12. Project Title: **Residential Development – TT29667**  
 City / County: Riverside County  
 Subregion: Western Riverside  
 Reg. Significant: No

The proposed project considers the grading and subdivision of 105.4-acres for the development of 428 single-family residential units. The proposed project is located in an unincorporated part of Riverside County, known as Eastvale.

13. Project Title: **Residential Development – TT30412**  
 City / County: Riverside County  
 Subregion: Western Riverside  
 Reg. Significant: No

The proposed project considers the phased development and subdivision on 166-acres for the construction of 537-residential units. The project also includes paseos and a series of pocket parks. The project is located on the east side of Murrieta Road, and south of Craig Avenue in Riverside County.

14. Project Title: **Creekside Specific Plan**  
 City / County: Riverside County  
 Subregion: Western Riverside  
 Reg. Significant: **Yes**

The proposed project considers the development of 1,312 residential units on approximately 330-acres. The proposed project is located near the City of Perris, County of Riverside, near Jacinto Avenue and Dawson Road.

15. Project Title: **Mountain Gate Specific Plan**  
 City / County: Corona / Riverside  
 Subregion: Western Riverside  
 Reg. Significant: No

The proposed project considers the development of a subdivision for the construction of 43 single-family estate residential units. The project site is located in the City of Corona.

16. Project Title: **Gold Crest Club & Residential Village**  
 City / County: Palm Desert / Riverside  
 Subregion: Coachella Valley  
 Reg. Significant: No

The proposed project considers the development of 60 residential units and a private 18-hole golf course and associated facilities on lands totaling 703-acres. The project is located west of State Highway 74 and the Palm Valley Stormwater Channel in the City of Palm Desert.

17. Project Title: **The Cove Specific Plan**  
 City / County: San Jacinto / Riverside  
 Subregion: Western Riverside  
 Reg. Significant: **Yes**

The proposed project considers the development of up to 561 single-family units on approximately 246-acres. The proposed project site is located at the northwest corner of Warren Road and Cottonwood Avenue in the City of San Jacinto.

18. Project Title: **Springbook Estates Specific Plan**  
 City / County: Riverside County  
 Subregion: Western Riverside  
 Reg. Significant: **Yes**

The proposed project considers the development of approximately 911 single-family residential units on approximately 168-acres.

19. Project Title: **Sunset Ridge Specific Plan**  
 City / County: Riverside County  
 Subregion: Western Riverside  
 Reg. Significant: **Yes**

The proposed project considers the development of 1,200 residential units on 792-acres. The project is located just north of the City of Murrieta in unincorporated Riverside County.

20. Project Title: **The Crossroads in Winchester**  
 City / County: Riverside County  
 Subregion: Western Riverside  
 Reg. Significant: **Yes**

The proposed project consists of 903 single-family residential units to be developed on 222-acres. The project site is south of Simpson Road, west of Winchester Road and east of Briggs Road in Riverside County.

21. Project Title: **Sun City Shadow Hills – Del Webb**  
 City / County: Indio / Riverside  
 Subregion: Western Riverside  
 Reg. Significant: **Yes**

The proposed project consists of a 3,725 residential unit, age restricted community to be developed on 800-acres. The proposed project is located east of Jefferson Street, south of Avenue 40, west of Monroe Street and north of Avenue 42 in the City of Indio.

22. Project Title: **Residential Development**  
 City / County: Banning / Riverside  
 Subregion: Western Riverside  
 Reg. Significant: No

The proposed project considers the development of 449 single-family residential units on approximately 175-acres. The project is located west of Sunset Avenue and south of Lincoln Street in the City of Banning.

23. Project Title: **Residential Development**  
 City / County: Riverside County  
 Subregion: Western Riverside  
 Reg. Significant: No

The proposed project considers a subdivision for the development of 428 single-family residential units on

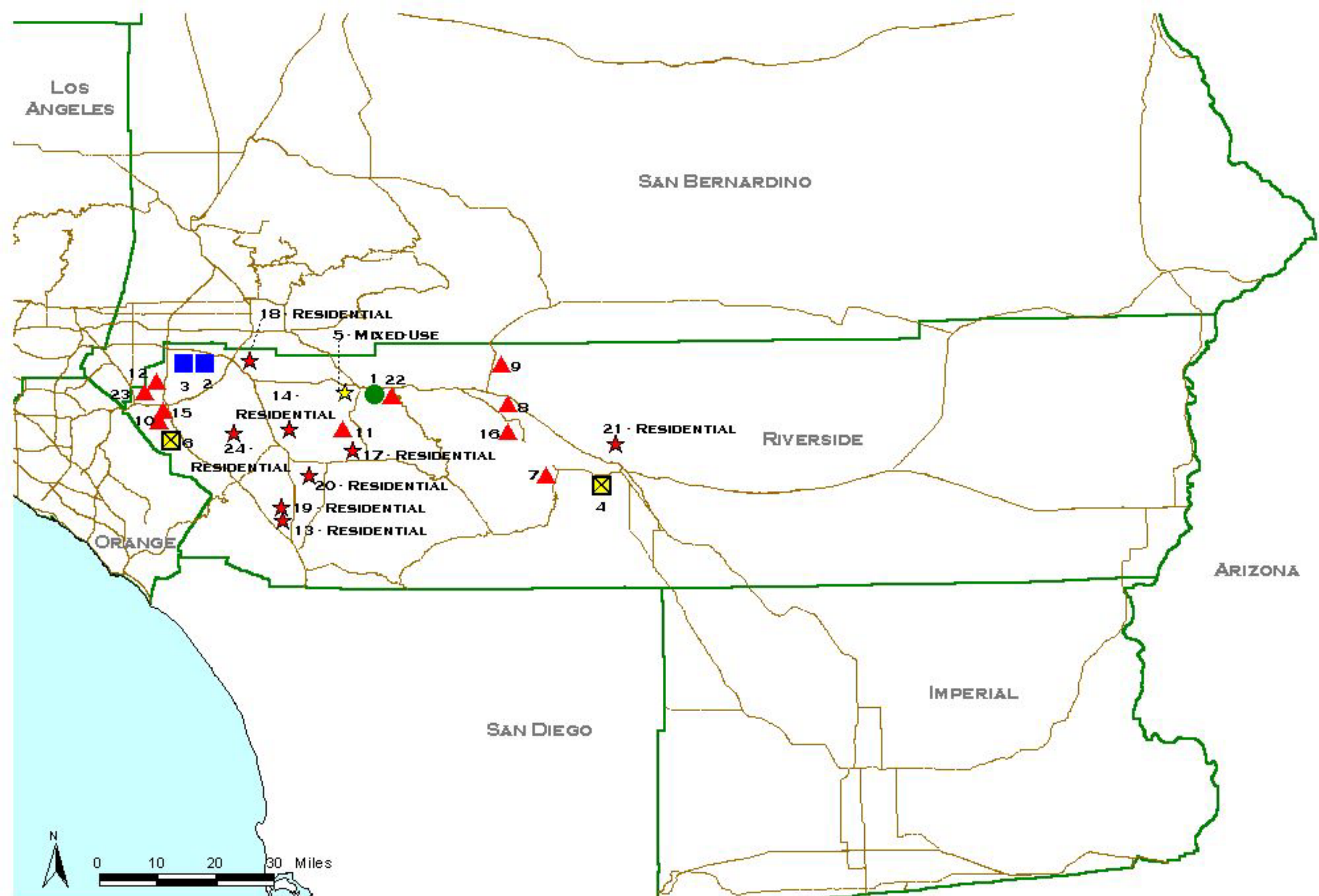


approximately 105-acres. The project is located in the unincorporated Eastvale Community of Riverside County.

24. Project Title: **Gavilan Hills Specific Plan**  
City / County: Riverside County  
Subregion: Western Riverside  
Reg. Significant: **Yes**

The proposed project considers the development of 644 residential units on approximately 880-acres. The project is located in the Lake Matthew's Zoning Area of unincorporated Riverside County.





# RIVERSIDE COUNTY PROJECT DEVELOPMENT LOCATIONS - 2002

- |                                                                                                     |                                                           |
|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <span style="color: green;">●</span> COMMERCIAL                                                     | <span style="color: purple;">●</span> OFFICE              |
| <span style="color: blue;">■</span> INDUSTRIAL                                                      | <span style="color: red;">▲</span> RESIDENTIAL            |
| <span style="background-color: yellow; border: 1px solid black; padding: 0 2px;">X</span> MIXED-USE | ☆ REGIONALLY SIGNIFICANT (COLOR DENOTES DEVELOPMENT TYPE) |



SOUTHERN CALIFORNIA  
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**SAN BERNARDINO COUNTY**

Documentation was received on 11 projects from San Bernardino County. Of the total projects received, three were projects of regional significance. The number of total projects represents an overall proposed development potential for the following:

<b>COMMERCIAL</b>	<b>440,600 s.f.</b>
<b>INDUSTRIAL</b>	<b>2,840,000 s.f.</b>
<b>MIXED-USE</b>	<b>1,627,840 s.f. 5,589 d/u</b>
<b>RESIDENTIAL</b>	<b>1,098 d/u</b>

The following is a list of projects received from county and local agencies within San Bernardino County. The approximate location of each project listed below can be found on page 89, San Bernardino County Project Location Map.

**Commercial**

1. Project Title: **Falcon Ridge Town Center**  
City / County: Fontana / San Bernardino  
Subregion: San Bernardino  
Reg. Significant: No

The proposed project considers the development of a 440,600 square foot subregional shopping center. The project will be developed in two phases on approximately 39.5 acres. The project is located in the northwestern portion of the City of Fontana.

### **Industrial**

2. Project Title: **ProLogis Industrial Park**  
 City / County: Rialto / San Bernardino  
 Subregion: San Bernardino  
 Reg. Significant: **Yes**

The proposed project considers the development of a industrial park consisting of up to three large buildings and three smaller buildings totaling approximately 2.84 million square feet of building area. The project site is located on Palmetto Avenue in the City of Rialto.

### **Mixed-Use**

3. Project Title: **State Surplus Property Specific Plan**  
 City / County: Chino / San Bernardino  
 Subregion: San Bernardino  
 Reg. Significant: **Yes**

The proposed project considers the development of State Surplus Property from the California Institution for Men. The project area consists of 717-acres, and will include up to 2,500 dwelling units and a mix of commercial, office and institutional uses. The proposed project is in the City of Chino.

4. Project Title: **University Village and Orchard Park**  
 City / County: Loma Linda / San Bernardino  
 Subregion: San Bernardino  
 Reg. Significant: **Yes**

The proposed project consists of a mix of residential, commercial and business uses. Approximately 1,769 residential units would be included in the University Village project area, and approximately 1,320 residential units would be included in the Orchard Park project area. The project will also include approximately 1,627,840 square feet of a mix of commercial and business uses. The project will be developed on 308-acres in the City of Loma Linda.

### **Residential**

5. Project Title: **Acacia Apartments**  
 City / County: Chino Hills / San Bernardino  
 Subregion: San Bernardino  
 Reg. Significant: **No**

The proposed project consists of a 124-unit apartment development. The project is located on a 5.95-acres site, located on the east side of Butterfield Ranch Road, near Picasso Drive in the City of Chino Hills.

6. Project Title: **Residential Development – TT16136**  
 City / County: San Bernardino County  
 Subregion: San Bernardino  
 Reg. Significant: **No**

The proposed project consists of a residential subdivision for the development of 95 residential units. The project site is approximately 62.43-acres located in San Bernardino County near the City of Big Bear.

7. Project Title: **Alexander Communities**  
 City / County: Upland / San Bernardino  
 Subregion: San Bernardino  
 Reg. Significant: **No**

The proposed project considers the development of a subdivision for 54 single-family units. The project will be developed on 11.2-acres in the City of Upland.

8. Project Title: **Commercial Road Senior Apartments**  
 City / County: San Bernardino / San Bernardino  
 Subregion: San Bernardino  
 Reg. Significant: **No**

The proposed project consists of a 75-unit supportive housing community for the elderly. The project will be developed using funding from the HUD Section 202 Program. The project will be developed in the City of San Bernardino.

9. Project Title: **Residential Development – TT16289**  
City / County: Colton / San Bernardino  
Subregion: San Bernardino  
Reg. Significant: No

The proposed project consists of 95 single-family residential units. The project is located on the east side of Reche Canyon Road, north of Shadid Drive in the City of Colton.

10. Project Title: **Citrus Heights South Specific Plan**  
City / County: Fontana / San Bernardino  
Subregion: San Bernardino  
Reg. Significant: No

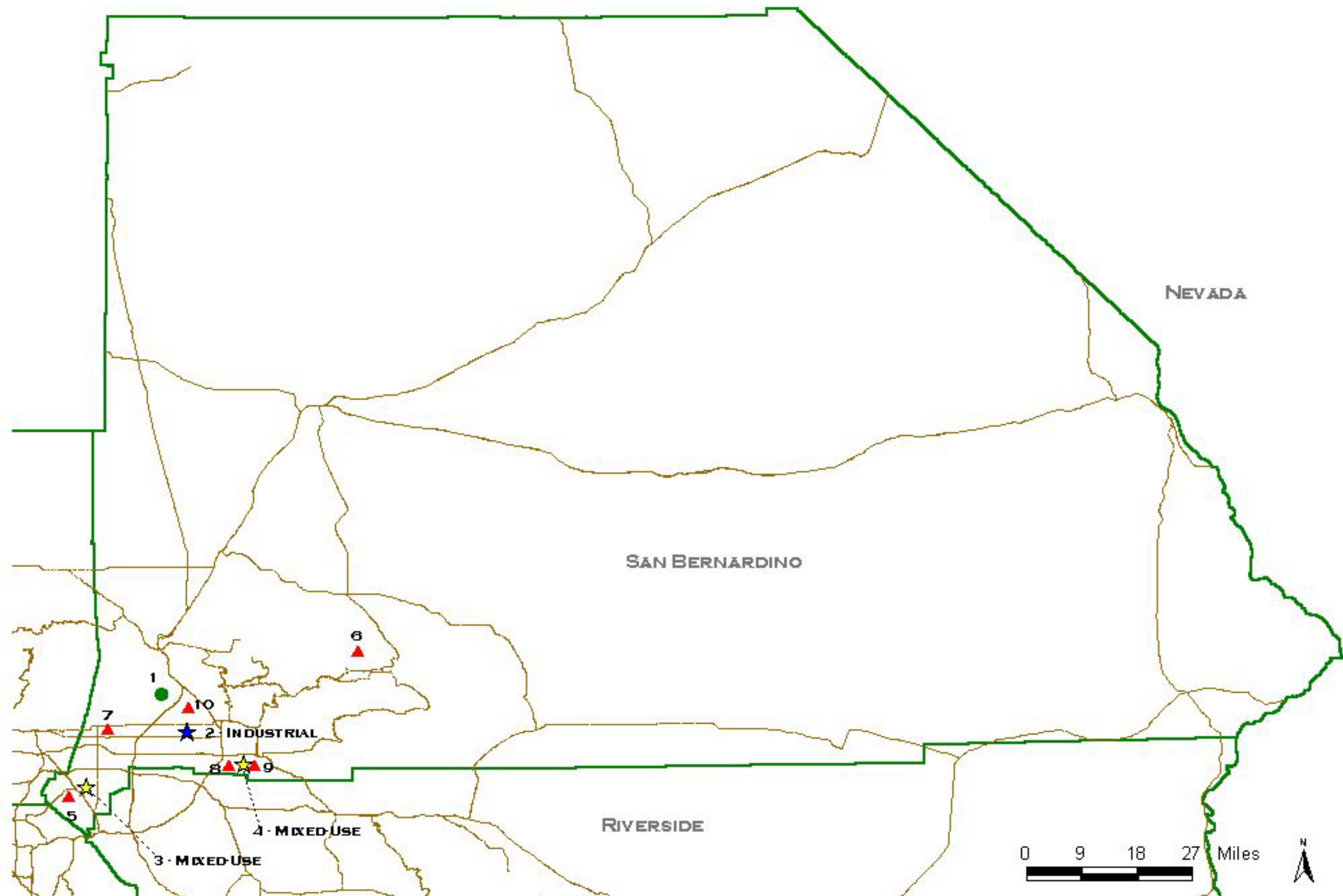
The proposed project consists of 450 single-family residential units on approximately 101-acres. The proposed project is located in the northwest portion of the City of Fontana.

11. Project Title: **Pinnacle Apartments**  
City / County: Chino Hills/ San Bernardino  
Subregion: San Bernardino  
Reg. Significant: No

The proposed project consists of a 208-unit apartment complex on approximately 15.37-acres. The project is located at 2001 Grand Avenue in the City of Chino Hills.







# **SAN BERNARDINO COUNTY PROJECT DEVELOPMENT LOCATIONS - 2002**

- |                                                 |                                                                                              |
|-------------------------------------------------|----------------------------------------------------------------------------------------------|
| <span style="color: green;">●</span> COMMERCIAL | <span style="color: purple;">○</span> OFFICE                                                 |
| <span style="color: blue;">■</span> INDUSTRIAL  | <span style="color: red;">▲</span> RESIDENTIAL                                               |
| <span style="color: yellow;">⊠</span> MIXED-USE | <span style="color: black;">☆</span> REGIONALLY SIGNIFICANT (COLOR DENOTES DEVELOPMENT TYPE) |



**SOUTHERN CALIFORNIA  
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## **VENTURA COUNTY**

Documentation was received on 37 projects from Ventura County. Of the total projects received, three were projects of regional significance. The number of total projects represents an overall proposed development potential for the following:

<b>COMMERCIAL</b>	<b>201,702 s.f.</b>
<b>INDUSTRIAL</b>	<b>892,422 s.f.</b>
<b>MIXED-USE</b>	<b>10,246,440 s.f.</b>
<b>OFFICE</b>	<b>1,618 d/u</b>
<b>RESIDENTIAL</b>	<b>24,538 s.f.</b>
	<b>3,303 d/u</b>

The following is a list of projects received from county and local agencies within Ventura County. The approximate location of each project listed below can be found on page 97, Ventura County Project Location Map.

### **Commercial**

1. Project Title: **Commercial Building Development**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project considers the development of a 99,230 square foot commercial self-storage facility on approximately three acres. The proposed project is located at the intersection of Rose Avenue and Jones Way in the City of Oxnard.

2. Project Title: **Commercial Building Development**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists of a 1,400 square foot commercial auto sales building to be developed at the

intersection of Ventura Boulevard and Auto Center Drive in the City of Oxnard.

3. Project Title: **Commercial Building Development**  
 City / County: San Buenaventura / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project considers the development of a single and two-story commercial facility, totaling 62,000 square foot. The project will be developed on 4.42-acres located at the southwest corner of Lombard and Sturgis Road in the City of San Buenaventura.

4. Project Title: **New Car Dealership**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists of a one story, 26,818 square foot new car dealership, located at the southwest corner of Auto Center Drive and Via Estrada in the City of Oxnard.

5. Project Title: **New Car Dealership**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project considers the development of a 30,654 square foot new car dealership on approximately 3.5-acres. The two-story building is proposed to include showrooms, offices, customer lounge, parts sales and storage, service bays and ancillary storage areas. The project is located at 1640 Auto Center Drive in the City of Oxnard.

6. Project Title: **Freightliner Dealership**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The project consists of a 37,400 square foot new truck dealership and service center to be developed on a 4.94-acre site. The project is located on the northeast corner of Camino Del Sol and Rice Avenue in the City of Oxnard.

### Industrial

7. Project Title: **Industrial Development Project**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists of six (6) industrial buildings totaling 112,797 square feet on approximately 8-acres. The proposed project is located between Oxnard Avenue, Rose Avenue, Westar Drive and Pacific Avenue in the City of Oxnard.

8. Project Title: **Industrial Development Project**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists of three (3) industrial buildings totaling 39,869 square feet on approximately 3-acres. The proposed project is located at the southwest corner of Ives Avenue and Jones Way in the City of Oxnard.

9. Project Title: **Industrial Development Project**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists of four (4) industrial buildings totaling 56,000 square feet of floor area. The proposed project is located at the southwest corner of Eastman Avenue and Candelaria Road in the City of Oxnard.

10. Project Title: **Industrial Development Project**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists of a one story industrial building totaling 27,029 square feet. The proposed project is located at 2001 Cabot Place in the City of Oxnard.

11. Project Title: **Industrial Development Project**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project considers the development of 14 single-story concrete tilt-up industrial buildings totaling 96,500 square feet of floor area. The proposed project site is 6.53-acres, and is located on the southwest corner of Westar Drive and Rose Avenue in the City of Oxnard.

12. Project Title: **Industrial Development Project**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project considers the development of a auto distribution center totaling 100,000 square feet of floor area. The proposed project is located at the southeast corner of Hueneme Road and Perkins Road in the City of Oxnard.

13. Project Title: **Industrial Development Project**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists of three industrial buildings totaling 42,649 square feet of building area. The proposed project is located at 2361 Eastman Avenue in the City of Oxnard.

14. Project Title: **Industrial Development Project**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists of a one story light industrial building totaling 57,200 square feet of floor space. The proposed project is located at 300 Graves Avenue in the City of Oxnard.

15. Project Title: **Industrial Development Project**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists of a 259,759 square foot industrial building. The project is 12.7-acres and is located at the southwest corner of Rose Avenue and Third Street.

16. Project Title: **Industrial Development Project**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The project considers the development of a industrial building totaling 51,850 square feet of floor area. The proposed project site is 2.95-acres and is located at 1620 Westar Drive in the City of Oxnard.

17. Project Title: **Industrial Development Project**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists seven industrial buildings to be developed on separate parcels. The industrial buildings will total 49,235 square feet of building area. The proposed project site area totals 3.13-acres and is located at Elevar Drive in the City of Oxnard.

#### **Mixed-Use**

18. Project Title: **Mixed-Use Development**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: Yes

The proposed project consists of a water oriented, mixed-use development consisting of residential, commercial, and recreational land uses. Specifically, the project includes 748 residential units along with approximately 167,000 square feet of commercial space. The proposed project will be developed on 117-acres near Victoria Avenue and Wooley Road in the City of Oxnard.

19. Project Title: **El Paseo Simi Project**  
 City / County: Simi Valley / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists of 200,000 square foot commercial development, 190 residential townhouse development, and up to 180 senior apartments on a 35.4-acre site. The proposed project is located at the northeast corner of the intersection of Alamo Street and Tapo Canyon Road in the City of Simi Valley.

20. Project Title: **Sakioka Farms Specific Plan**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: Yes

The proposed project consists of a mixed-use development on 430-acres. The maximum proposed build out is 8,500,000 square feet of a mixture of light industrial, business and research related uses. The proposed project is located just of the Ventura (US 101) Freeway and east of Rice Road in the City of Oxnard.

21. Project Title: **Simi Valley Town Center**  
 City / County: Simi Valley / Ventura  
 Subregion: Ventura County  
 Reg. Significant: **Yes**

The proposed project considers the development of a mixed-use commercial and residential project. The project will consist of 1,330,000 square feet of commercial space, including a mall, ancillary retail shops, a 140-room hotel and up to 500 multi-family residential units. The project area is approximately 129-acres in size, and is just north of the Simi Valley (SR 118) Highway between First Street and Erringer Road in the City of Simi Valley.

22. Project Title: **Bender Commercial Development**  
 City / County: Santa Paula / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists of a new one story 49,440 square foot, mixed-use commercial and light industrial building. The project will be developed on a 4.92-acre site located on Faulkner Road and north of the Santa Paula (SR 126) Freeway in the City of Santa Paula.

**Office**

23. Project Title: **Office Building Development**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists of a approximately 11,000 square foot medical office building. The project will be developed on a vacant parcel located at 2241 Wankel Way in the City of Oxnard.

24. Project Title: **Office Building Development**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project considers the development of a single-story, concrete masonry building consisting of three separate tenant offices. The total square footage of the proposed office building is approximately 13,500 square feet. The project area consists of 1.23 acres, and is located at 2350 Wankel Way in the City of Oxnard.

**Residential**

25. Project Title: **North Park Village Specific Plan**  
 City / County: Moorpark / Ventura  
 Subregion: Ventura County  
 Reg. Significant: **Yes**

The proposed project considers the phased development of 1,500 dwelling units on approximately 627-acres. Other amenities include a community retail center; school facility, parks and open space, recreational lake and nature preserve. The proposed project is would be located in unincorporated Ventura County, near the City of Moorpark.

26. Project Title: **Residential Development**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists of a 111 single-family residential units. The project is located on a 26-acre site, located on the north side of Gonzales Road between Snow Avenue and Indiana Avenue.

27. Project Title: **John Laing Homes**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project considers the development of 232 single-family homes in the Northeast Specific Plan Area on a 46.8-acre site. The project is located in the City of Oxnard.

28. Project Title: **Residential Development – TT16047**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists of 35 single-family units. The project is located on a 6.7-acre site, located within the Northeast Community Specific Plan. Specifically, the project is located at the southwest corner of Kohala Street and Ocaso Place in the City of Oxnard.

29. Project Title: **Residential Development**  
 City / County: San Buenaventura / Ventura  
 Subregion: Ventura County  
 Reg. Significant: **No**

The proposed project consists of a residential development including 120 single-family residential units and 94 senior condominium units. The proposed project is located northwest of Hill Road and Moon Drive, in the City of San Buenaventura.

30. Project Title: **Residential Development**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project considers a subdivision for the development of 40 lots, and the construction of 38 single family residential units. The property is located on the southwest corner of Stroube Street and Detroit Avenue in the City of Oxnard.

31. Project Title: **Residential Development**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists of a proposal to subdivide the project site for the construction of 200 single-family homes. The project is located along West Fifth Street in the City of Oxnard.

32. Project Title: **Residential Development**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists of an 120-unit housing community for seniors. The project is located at the southeast corner of Camino Del Sol and Rose Avenue in the City of Oxnard.

33. Project Title: **Residential Development**  
 City / County: Oxnard / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project considers a subdivision for the construction of 200 single-family residential units and a 14-acre park. The project site consists of 47-acres and is located on Patterson Road and West Fifth Street in the City of Oxnard.

34. Project Title: **Residential Development**  
 City / County: San Buenaventura / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists of 88 apartment units within seven two-story structures. The project will be developed on 3.5-acres and is located on Telephone Road in the City of San Buenaventura.

35. Project Title: **Citrus Glen Residential Project**  
 City / County: San Buenaventura / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists of 54 detached single-family residential units on approximately 10-acres. The project is located east of Petit Avenue between Henderson Road and Darling Road in the City of San Buenaventura.

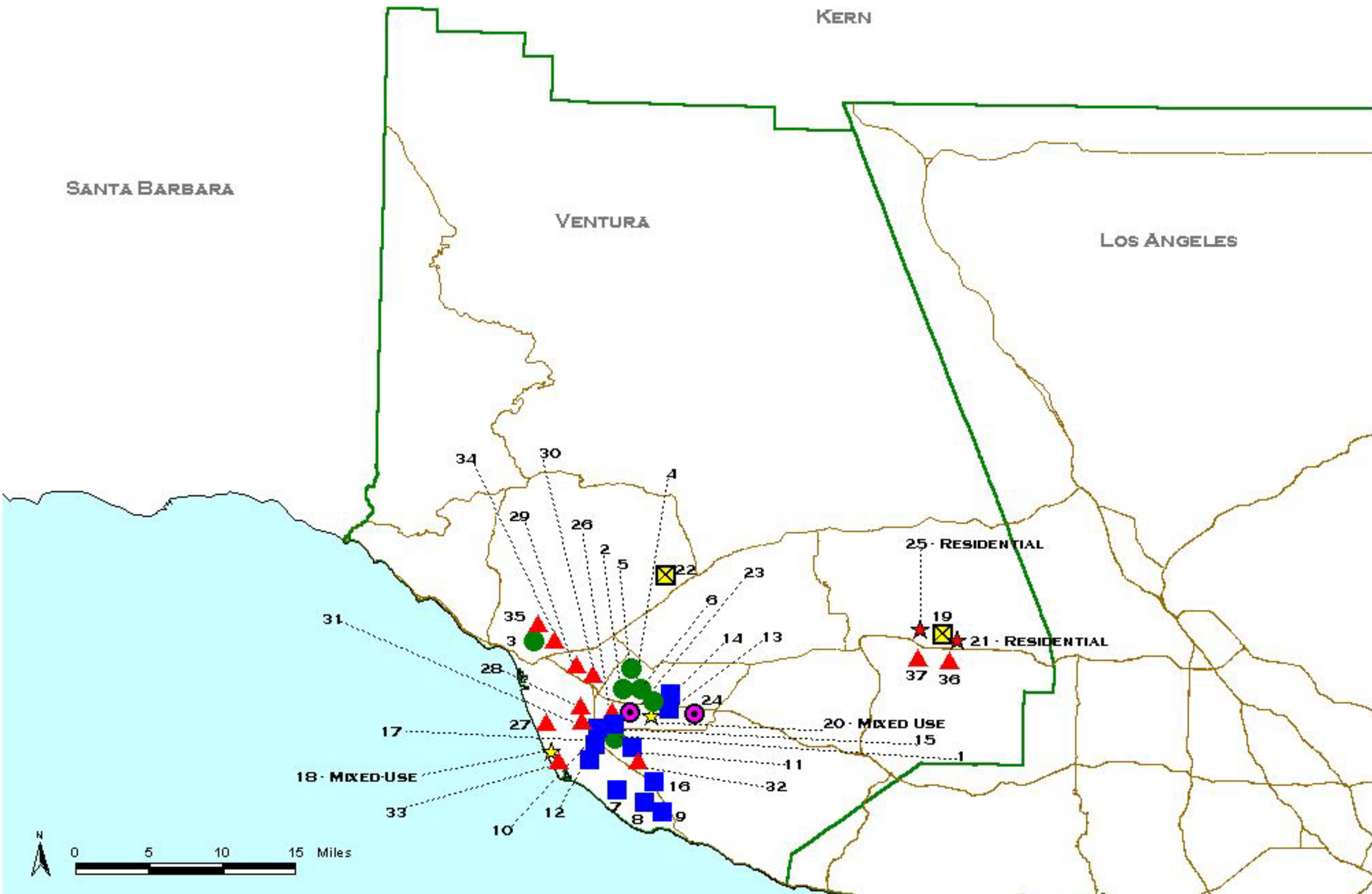
36. Project Title: **Runkle Ranch Specific Plan**  
 City / County: Simi Valley / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project considers the development of 323 single-family residential units and 138 multi-family units for a total of 461 dwelling units. The project site consists of 1,595-acres and is located in the City of Simi Valley.

37. Project Title: **Residential Development**  
 City / County: Simi Valley / Ventura  
 Subregion: Ventura County  
 Reg. Significant: No

The proposed project consists of 50 single-family residential units on approximately 28-acres. The project is located at the southeast corner of First Street and Fitzgerald Road in the City of Simi Valley.





**VENTURA COUNTY PROJECT DEVELOPMENT LOCATIONS - 2002**

- |  |            |  |                                                         |
|--|------------|--|---------------------------------------------------------|
|  | COMMERCIAL |  | OFFICE                                                  |
|  | INDUSTRIAL |  | RESIDENTIAL                                             |
|  | MIXED-USE  |  | REGIONALLY SIGNIFICANT (COLOR DENOTES DEVELOPMENT TYPE) |



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## **ACKNOWLEDGEMENTS**

### **SCAG Management**

- ♦ Mark Pisano  
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- ♦ Jim Gosnell  
Deputy Executive Director
- ♦ Bert Becker  
Chief Financial Officer
- ♦ John Cox, Director  
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## Mission Statement



Leadership, vision and progress which promote economic growth, personal well-being, and livable communities for all Southern Californians.

The Association will accomplish this Mission by:

- Developing long-range regional plans and strategies that provide for efficient movement of people, goods and information; enhance economic growth and international trade; and improve the environment and quality of life.
- Providing quality information services and analysis for the region.
- Using an inclusive decision-making process that resolves conflicts and encourages trust.
- Creating an educational and work environment that cultivates creativity, initiative, and opportunity.

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#### **Riverside County Transportation Commission:**

Robin Lowe, Hemet

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Rev. 3/06/03

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Funding: The preparation of this report was financed in part through grants from the United States Department of Transportation - Federal Highway Administration and the Federal Transit Administration - under provisions of the Transportation Equity Act for the 21st Century (TEA-21). Additional financial assistance was provided the California State Department of Transportation.



